

**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

*Gila County Supervisors' Conference Room
610 E. Highway 260, Payson, AZ*

*Gila County Board of Supervisors' Conference Room
1400 E. Ash Street, Globe, AZ*

NOTE: Per the most recent guidelines from the federal government regarding COVID-19 and to protect citizens, no citizens will be allowed in the Public Works Conference Room in Globe or at the County Complex, Board of Supervisors' conference room in Payson. The only exception to this statement is for public hearings. Citizens may attend the public hearing in person, one at a time, in Globe or in Payson to provide comments. A face mask must be worn while in the building; however, it may be removed while addressing the Planning and Zoning Commission.

**Thursday, December 17, 2020
10:00 A.M.**

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Nye.
2. Pledge of Allegiance was led by Mary Lou Myers.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (in Payson), Travis Holder (in Globe), Lori Brown (in Payson), Brian Goslin (in Globe), Dean Pederson (in Payson), Mary Lou Myers (in Payson), Jim Muhr (in Payson), Pamela Griffin (in Globe) and Sammi Jenkins-Cooper (In Globe). A quorum was present.

Community Development Staff Members Present: Scott Buzan- Director, Michelle Dahlke- Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Planning and Zoning Minutes on November 19, 2020. Chairman Nye asked if there were any changes needed to the minutes. No changes were suggested. Mr. Pederson motioned that the minutes be approved as is and Mrs. Brown seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

The Commission held a moment of silence for Supervisor Martin.

Mr. Buzan took this opportunity to inform the Commission that he would be retiring at the end of January 2021. Chairman Nye thanked Mr. Buzan for his work with the County.

Information/Discussion/Action:

Public Hearing:

6. **CUPP2009-001 ANDREW & SHAWNA TAYLOR (Applicants):** An application to request the Planning and Zoning Commission recommend approval to the Board of Supervisors for a Conditional Use Permit to allow a three-story, 34-foot in height building (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance) for a new single-family residence. In the R1 Use District, a Conditional Use Permit shall be required for any building exceeding two stories or thirty feet above ground level (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance). The property is vacant land described as Lot 21 in the Strawberry Mountain Shadows subdivision in Pine, Arizona (APN 301-63-021). The property is zoned Residence One District- Density District 12 (R1-D12)

Mrs. Dahlke gave a brief overview of the case. At the time the applicants originally inquired about building height and stories in 2019, the County did not consider the basement to be a story. When the applicants submitted their plans in 2020, the County had already begun interpreting the zoning ordinance to consider basements as a story which made the projected single-family residence a three-story, 34-foot tall building. The topography of the lot created an approximate 50-foot drop on the frontage of the property. The applicants held a neighborhood meeting on November 17th, with no one attending. However, staff did hear from one neighbor after the meeting was held, who submitted their opposition letter to the project via email. This letter was provided to the Commissioners via email prior to the Planning and Zoning meeting. Another neighbor contacted staff to request the application materials for this case but did not submit any comments.

Based on the topography of the lot and the presence of other three-story homes in the area, staff does not believe that constructing the home as requested would be incompatible for inconsistent with other homes in the area.

Shawna Taylor addressed the Commission. She invited her architect to attend the meeting also. She informed the Commission that she has tried to do everything to get into compliance with the County, but the property's topography has made it difficult to do so without a Conditional Use Permit.

Mr. Pederson stated that he walked to property prior to the Commission's meeting and agreed that the property is very steep. Mr. Pederson suggested possibly lower the joists to conform with the ordinance.

Architect Jennifer Lamoreaux explained her design for the residence and explained why lowering the joists would not be an option.

Julian Paul Archer addressed the Commission to express his concerns regarding the impact the proposed home may have on his views from his residence.

Chrissy Markley, who attending the meeting via telephone, expressed concerns regarding water retention.

Upon motion made by Mr. Holder, seconded by Mrs. Myers, the Commission unanimously voted to recommend approval to the Board of Supervisors for CUPP2009-001.

7. **Adjournment.** Mrs. Brown made a motion to adjourn the meeting and Mrs. Myers second the motion. The motion to adjourn was unanimously approved at 10:36 A.M.